065.0	0002	0015.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	743,600	/	743,600
USE VALUE:	743,600	/	743,600
ASSESSED:	743,600	/	743,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
59		EDGEHILL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BABIARZ JOSEPHINE C--ETAL	
Owner 2:	PENNELL WALTER H	
Owner 3:		
Street 1:	59 EDGEHILL ROAD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,620 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1947, having primarily Vinyl Exterior and 1636 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7620.000	288,600	1,000	454,000	743,600
Total Card	0.175	288,600	1,000	454,000	743,600
Total Parcel	0.175	288,600	1,000	454,000	743,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 454.52 | /Parcel: 454.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	41564
GIS Ref	
GIS Ref	
Insp Date	11/09/18

!5593!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 065.0-0002-0015.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	283,900	1000	7,620.	454,000	738,900	738,900	Year End Roll	12/18/2019
2019	101	FV	216,900	0	7,620.	421,600	638,500	638,500	Year End Roll	1/3/2019
2018	101	FV	216,900	0	7,620.	421,600	638,500	638,500	Year End Roll	12/20/2017
2017	101	FV	216,900	0	7,620.	369,700	586,600	586,600	Year End Roll	1/3/2017
2016	101	FV	216,900	0	7,620.	337,300	554,200	554,200	Year End	1/4/2016
2015	101	FV	208,400	0	7,620.	298,400	506,800	506,800	Year End Roll	12/11/2014
2014	101	FV	208,400	0	7,620.	282,100	490,500	490,500	Year End Roll	12/16/2013
2013	101	FV	208,400	0	7,620.	268,500	476,900	476,900		12/13/2012

PRINT

Date	Time
12/10/20	20:27:34

LAST REV

Date	Time
12/03/20	14:29:22
danam	
5593	

USER DEFINED

Prior Id # 1:	41564
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	16489-529		10/1/1985		182,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/14/2020	1274	Add Bath	200,000	O				
4/5/2013	498	Re-Roof	10,500	C				
4/30/2010	386	Manual	3,000					REPLACE REAR DOOR
10/23/2000	822	Redo Bat	6,000					REMODEL BATH-ADD F

ACTIVITY INFORMATION

Date	Result	By	Name
6/22/2020	Info By Phon	MM	Mary M
11/9/2018	MEAS&NOTICE	BS	Barbara S
6/12/2013	Info Fm Prmt	EMK	Ellen K
4/3/2009	Measured	372	PATRIOT
11/5/1999	Inspected	267	PATRIOT
10/5/1999	Measured	256	PATRIOT
7/27/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7620		Sq. Ft.	Site		0	70.	0.85	12									454,019						454,000	

Total AC/HA: 0.17493 | Total SF/SM: 7620 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 454,019 | Spl Credit | Total: 454,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	180.409
Other Features:	83825
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	392178
Depreciation:	103535
Depreciated Total:	288643

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

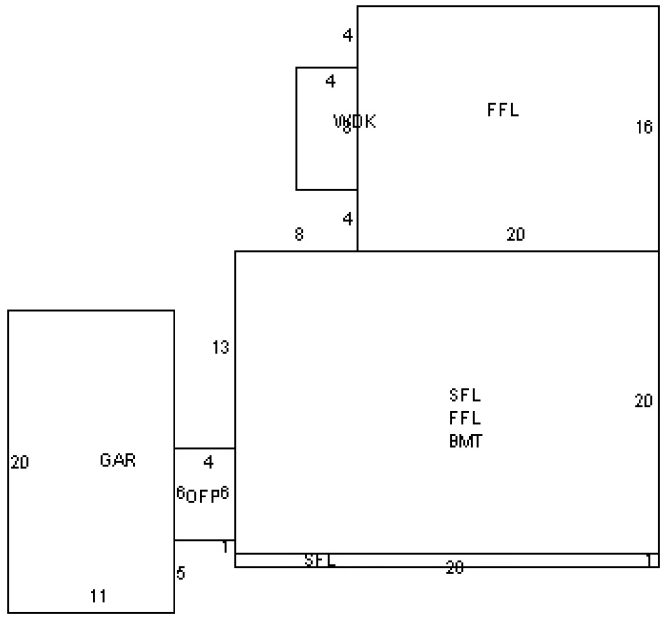
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2000
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	180.41
Special Features:	0	Val/Su Net:	125.26
Final Total:	288600	Val/Su SzAd	196.59

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	880	180.410	158,760
SFL	Second Floor	588	180.410	106,081
BMT	Basement	560	64.680	36,219
GAR	Garage	220	26.100	5,741
WDK	Deck	32	15.840	507
OFP	Open Porch	24	43.560	1,045

Net Sketched Area:	2,304	Total:	308,353
Size Ad	1468	Gross Are	2304	FinArea	1636
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 065.0-0002-0015.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1990	0.00	T	23.2	101						
19	Patio	D	Y	1	18X20	A	AV	1998	3.29	T	16.8	101			1,000			1,000

More:	N	Total Yard Items:	1,000	Total Special Featues:		Total:	1,000